

Community Character & Standards (CUP Guidance)

Ensuring that land uses are compatible with adjoining uses is an important role of zoning in the city, especially when adjacent to residential areas. There are a number of land uses that have the potential to negatively impact adjacent properties, and therefore require an approved Conditional Use Permit (CUP) prior to development in certain zoning districts. Through the CUP process, staff, the public, Planning and Zoning Commission (P&Z), and City Council, have the opportunity to review detailed plans for a proposed development and determine whether a specific use is appropriate for a specific site. These detailed plans always include a site layout plan and often include a landscaping plan, building elevations, screening plans, traffic impact analysis and special studies deemed necessary to determine whether a land use is appropriate in a specific location. Detailed CUP plans must exhibit that the proposed development adequately mitigates negative impacts by utilizing a range of methods including, for example, increased buffering and setbacks, and height restrictions. CUP plans also need to demonstrate that the property is adequately sized for the proposed development, that any proposed buildings are appropriately sited, and that buildings are designed in keeping with the surrounding land uses.

Though there are basic requirements for landscaping, screening, and building finishes in the Development Code, during the CUP process, enhancing these is often necessary to mitigate impacts to adjacent uses. Increased buffering may include larger open space, more trees and/or shrubs, taller walls or fences, or a combination of these components. Increasing the distance between the building and property line (the setback), or decreasing the building height lower than the standard zoning district requirement can also mitigate impacts of a proposed use. Buildings should be placed on the site to minimize impacts to the adjacent uses and also the adjacent streets. For example, in order to protect the privacy of nearby residents, it may be appropriate to increase the setback, provide additional trees, and limit windows on the second floor of a non-residential building that is directly adjacent to a single-family home.

The detailed review process is particularly important when the proposed development is adjacent to or nearby single-family homes. As stated in Goal 1: Protecting Single-Family Neighborhoods of this Plan, “new development and redevelopment should be compatible with adjacent single-family homes.” The CUP process provides a variety of people the opportunity to review a proposal in-depth, identify potential issues or impacts, and ensure the development minimizes the impact on adjacent properties.

Though the Land Use Matrix in the Development Code includes a lengthy list of land uses that require a CUP, there are several that are most commonly requested uses through the CUP process. The following provide more specific guidance for the review and consideration of these most common CUP uses.





Schools, Daycares & Religious Institutions

Schools and religious institutions are integral components of the community fabric and families with young children rely on daycare facilities to provide an essential service in their daily lives. However, these uses can have negative impacts on the surrounding homes and businesses such as increased traffic at regular times of day. In order to minimize the impact of these uses, the following guidelines should be considered. Buildings associated with these uses should be compatible in scale (height, bulk, etc.) with the surrounding buildings. Sites should include buffers and screening to shield adjacent residential from noise and light and to provide privacy for single-family residences. Outdoor play areas should be located on the site so as to limit the noise impact to adjacent properties.

Daycares and elementary schools should be located at the intersection of Collector streets with the access being from the Collector streets. Middle schools and high schools should be located in a campus setting with access from collector streets to an internal access street and parking system.

In order to ensure the proposed site is adequately sized for a school or daycare, the proposed number of students will be examined and a maximum number will typically be included as a condition of the Conditional Use Permit. In addition, a site plan showing the location of the building as well as a queuing plan will be required to ensure all queuing takes place on-site. School sites and daycares should provide an adequate internal access drive for circulation and queuing for drop-off and pick-up so there is no excess queuing on surrounding public streets.

Religious institutions should be located on Arterials or Collectors. A traffic impact analysis should be performed for schools, daycares and religious institutions in order to minimize the impact of the use on adjacent streets, to ensure safety and access management, and preserve a high level of service on the adjacent transportation network.

Hotels

Through the adoption of Ordinance No. 1773 in 2010, City Council determined that establishing minimum standards for hotels protects and advances the general welfare of the community by providing for structural integrity, safety, durability, and improved maintenance of sites, and promoting economic development by providing quality hospitality developments that support the City's businesses.

Minimum standards were established for full service, select service, and limited service hotels. Full service hotels are preferred due to the inclusion of upgraded amenities in these facilities. When possible, full service hotel amenities should be included in select and limited service hotels. For example, a larger meeting and event facility or a full service restaurant could be incorporated into a select or limited service hotel.



Additionally, requests for hotels will be evaluated based on their location and site configuration. Hotels should be located on or near State Highways or Freeways within areas designated as Regional Activity Centers or Regional Commercial and Service. Where there is residential proximity, hotels should be designed such that any homes in the vicinity are not negatively impacted by the development. Sites should be designed so that adequate buffers are provided with landscaping and other screening mechanisms.

Automotive Uses

There are a variety of automotive related uses such as automotive dealerships, repair shops, vehicle car washes, and gas stations that can be unsightly and negatively impact surrounding properties if not designed properly. To improve their visual appearance, automotive uses should have enhanced landscaping to screen vehicles (i.e. automotive dealerships) and service areas from adjacent properties and rights-of-way.

Canopies on gas station roofs should not be flat, but should be pitched or mansard to soften the visual appearance. Similarly, bays associated with automotive repair should be oriented so they are perpendicular to the street. Conditional Use Permit requests for automotive dealerships and car washes will also include a review of on-site circulation and vehicle queuing to ensure the use does not negatively impact the adjacent streets.



